



## CITY OF LAWRENCEBURG

Lawrenceburg City Administration Building  
230 Walnut Street., P.O. Box 4166  
Lawrenceburg, Indiana 47025

Office 812-532-3550  
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### **MAYOR**

Kelly Mollaun

**CITY ATTORNEY**  
Delmar D. Weldon III

### **CLERK-TREASURER**

Richard Richardson

**CITY COORDINATOR**  
Bryan Messmore

### **COUNCIL**

Tony Abbott  
Randy Abner  
Aaron Cook  
Mel Davis  
Paul Seymour, Jr.

**BUILDING COMMISSIONER**  
Carl Fryman

**HR DIRECTOR**  
Jenny Felix

**SAFETY COORDINATOR**  
Mike Abdon

January 31, 2019

Mr. Matt Didier  
US EPA Region 5  
77 West Jackson Boulevard, Mail Code SB-5J  
Chicago, IL 60604-3507

RE: Application for a US EPA Brownfields Coalition Assessment Grant (FY19)  
Lawrenceburg, Aurora, Greendale, and Dearborn County, Indiana

Dear Mr. Didier,

The City of Lawrenceburg appreciates this opportunity to submit the enclosed application to the US EPA for a combined \$600,000 hazardous substances/petroleum Brownfields Assessment Grant. Funding will support a coordinated effort by Lawrenceburg, Aurora, Greendale and Dearborn County (the Coalition), community stakeholders, and residents to assess and eventually cleanup and reuse our local brownfield sites.

The former AEP Power Plant site is the future home of the fourth Indiana River Port development. Although this site is not considered a targeted brownfield site, the future port will become an economical booster and redevelopment catalyst not just for the City of Lawrenceburg, but the entire Region. After over 60 years of our town being nestled between two coal fire power plants, we have the opportunity to not only breathe new life into our community, but establish a new sustainable and healthier community for generations to come.

With this latest development, it is even more critical than ever that the City of Lawrenceburg be considered as an FY2019 Brownfield Assessment Grant recipient to initiate planning efforts that focus on Smart Growth Strategies to ensure sustainable and equitable development outcomes for all.

1. Applicant Identification:  
City of Lawrenceburg  
230 Walnut Street

Lawrenceburg, IN 47025

Applicant DUNS Number: 076770437

2. Funding Requested

- a) Coalition
- b) Federal Funds Requested: \$600,000
- c) Contamination: Hazardous and Petroleum
  - a. \$200,000 Petroleum
  - b. \$400,000 Hazardous

3. Lawrenceburg, Greendale, Aurora, Dearborn County, Indiana

4. This is a coalition assessment application, so this criterion does not apply.

5. Contact information for the Mayor of Lawrenceburg (highest ranked city official) and the grant administrator is provided below.

<b>Name and Title</b>	Kelly Mollaun Mayor	Judy McAdams Project Director
<b>Organization</b>	City of Lawrenceburg	
<b>Address</b>	230 Walnut Street Lawrenceburg, IN 47025	230 Walnut Street Lawrenceburg, IN 47025
<b>Phone Number</b>	812.532.3552	812.532.3557
<b>Fax Number</b>	812.532.3560	812.532.3560
<b>Email Address</b>	kmollaun@lawrenceburg.in.gov	jmcadams@lawrenceburg.in.gov

6. Population:

- a. 50,047 (Dearborn County); 5,042 (Lawrenceburg); 4,520 (Greendale); 3,750 (Aurora)

7. Other Factors Checklist:

<b>Applicable Other Factors</b>	<b>Page #</b>
Community Population is 10,000 or less	4
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1,2
The priority site(s) is in a federally designated flood plain.	2
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	2-4

8. Letter from the State of Indiana is attached.

Thank you for the opportunity for the Lawrenceburg Coalition to apply to this exciting program; we look forward to begin our long awaited transformation!

Sincerely,



Mayor Kelly Mollaun  
The City of Lawrenceburg

# Letter from the State

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## INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

*We Protect Hoosiers and Our Environment.*

100 N. Senate Avenue • Indianapolis, IN 46204  
(800) 451-6027 • (317) 232-8603 • [www.idem.IN.gov](http://www.idem.IN.gov)

Eric J. Holcomb  
*Governor*

Bruno L. Pigott  
*Commissioner*

January 31, 2019

Ms. Judy McAdams  
Grant Administrator  
City of Lawrenceburg  
230 Walnut Street  
Lawrenceburg, Indiana 47025

Re: IDEM Acknowledgement Letter  
U.S. EPA Brownfields Grant Proposal  
Coalition Assessment  
Hazardous Substances and Petroleum  
Lawrenceburg Coalition  
Dearborn County, Indiana

Dear Ms. McAdams:

This letter is provided in support of the Lawrenceburg Coalition consisting of the Cities of Lawrenceburg, Aurora, Greendale, and Dearborn County (Coalition) proposal to the U.S. Environmental Protection Agency (U.S. EPA) for Brownfields Coalition Assessment Grant funding. The Indiana Department of Environmental Management (IDEM) acknowledges that the City of Lawrenceburg, as the lead applicant, is applying for \$600,000 (\$400,000 for hazardous substances and \$200,000 for petroleum) to conduct community outreach, inventory expansion and prioritization, site assessments (up to 28 Phase I Environmental Site Assessments, or ESAs, and up to 17 Phase II ESAs) on the highest priority brownfields, and cleanup planning (up to 8 Remedial Action Plans and/or Human Health and Ecological Risk Assessments), as necessary.

IDEM believes that the Coalition has demonstrated its commitment to redeveloping brownfields by its members having taken advantage of financial and technical assistance offered by the Indiana Brownfields Program. This assessment grant funding will help the Coalition members continue their efforts to address at least 30 brownfields within the target area for job creation (especially entrepreneurial investment) and revitalization. Should an opportunity arise for the Coalition to need petroleum eligibility determinations or cleanup/closure or liability assistance at any of the sites investigated with this grant funding, IDEM realizes that the Coalition is committed to working with the Indiana Brownfields Program for technical oversight of grant-funded/related site activities.



Based on the information submitted, IDEM considers the Coalition a good candidate to receive U.S. EPA grant funding to continue its brownfield redevelopment efforts, which support Indiana's brownfield initiative. IDEM is pleased to assist and looks forward to continuing its partnership with the Coalition members. For further assistance, please contact Michele Oertel of the Indiana Brownfields Program directly at (317) 234-0235 or at [moertel@ifa.in.gov](mailto:moertel@ifa.in.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "B. A. Oertel", written in a cursive style.

Bruce A. Oertel, Chief  
Remediation Services Branch  
Office of Land Quality

BAO/mmo

cc: (via electronic transmission)  
Julie Crewe, ATC

# Narrative Proposal

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## 1. Project Area Description and Plans for Revitalization

### 1.a. Target Area and Brownfields

#### 1.a.i. Background and Description of Target Area

This Brownfield Coalition Initiative is an ongoing three year effort by the City of Lawrenceburg, the Coalition Lead, the cities of Aurora and Greendale, and Dearborn County (the Coalition). These three cities are located adjacent to one another and within Dearborn County. Each of the coalition partners have brownfields that pose a serious threat to the health and welfare of our communities, but all lack the tax-base to tackle these problems without outside assistance. The area once enjoyed a rich river and railroad history and its chief industries included power plants, lumber and grain mills, and furniture and casket factories. Over time, these industries relocated as modes of transport shifted away from rail and water to interstate. Our target area includes each city's downtown and riverfront districts due to the high percentage of sensitive populations, need for revitalization, and numerous brownfield sites.

Our primary targeted area, which is the Coalition's highest concern based on community input, is the Lawrenceburg/Aurora Downtown Riverway District (DRD). The DRD has over 30 identified brownfields within a 3-mile<sup>2</sup> district and is bisected by Tanner's Creek. The DRD is bordered by the Ohio River and former rail corridors to the southeast, SR 50 to the north, and anchored by Hollywood Casino to the northeast, and downtown Aurora to the southwest. Ports of Indiana recently entered into a purchase agreement with Tanner's Creek LLC to redevelop the former AEP power plant property as the fourth Indiana river port. Our project will dovetail not only with this redevelopment, but a multi-use trail that will connect Indiana and Ohio – the trail is partially constructed and is located on or adjacent to many of our brownfield sites. This area is the buzz of the county and has generated much excitement among local residents, business owners, and potential investors / developers.

In addition to the DRD, the Coalition has also identified more than five brownfield sites in the nearby city of Greendale (north and adjacent to Lawrenceburg), which include vacant industrial facilities, and multiple underutilized or vacant commercial downtown buildings. Several small, agricultural and residential communities scattered throughout Dearborn County suffer from withering town centers with closed commercial businesses, vacant or underutilized light industrial properties, and depressed residential neighborhoods. Needless to say, we are in no shortage of need for the target area and beyond as will be proven in this application.

#### 1.a.ii. Description of the Priority Brownfield Site(s)

The following four sites were selected as **priority brownfield sites** in the target area due to their **immediate threat** to human health, development potential, community input, and environmental concerns:

**Former Lotus Industrial Property, High Street, 0.96 Acres, Lawrenceburg:** Located in a prime location on the banks of the Ohio River, multiple industrial facilities including flour and grain mills associated with the Seagram's Distillery, Quaker Oats factory, and various lumber facilities occupied this site throughout the late 1800s and early 1900s. Former buildings contained multiple oil fired boilers and operations utilized various hazardous materials. Since the buildings were razed (early 2000s), the property has become an eyesore for the nearby historic downtown district and adjacent residences between this site and the power plant. This property is within 20 feet to the Ohio River, separated by the multi-use trail, adjacent to an impoverished residential neighborhood, and within the DRD. Furthermore, local children (20% of population) are using this site as a makeshift playground. Soil, air and/or groundwater in this sensitive region may be affected by Contaminants of Concern (COCs) such as polycyclic aromatic hydrocarbons<sup>1</sup> (PAHs), volatile organic compounds<sup>2</sup> (VOCs), and metals<sup>3</sup>. Flaherty and Collins, a local development company, is in the process of finalizing a purchase agreement for the property for a \$40M luxury high-rise condominium development.

**Maple Street Property, 1.15 Acres, Lawrenceburg:** This city owned vacant lot is near the gateway to downtown and the Ohio River and is within 10 feet of Lawrenceburg's most impoverished neighborhood with 20% of population under 18. The soil at the site has been assessed for metals and has known arsenic and lead<sup>3</sup> contamination. The soil

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<sup>1</sup> Affects skin, liver, and immune system (ATSDR, CDC 2018)

<sup>2</sup> Carcinogen (kidney, liver, non-Hodgkin lymphoma); affects unborn fetus, cardiovascular, hematological, and immunological systems (ATSDR, CDC 2018)

<sup>3</sup> Can affect almost every organ system; neurotoxin; carcinogen (ATSDR, CDC 2018)

contamination has not been delineated and groundwater at the site has not been assessed. The children living in adjacent substandard homes use this site as a playground. Former industrial uses of this site may have caused additional contamination such as PAHs<sup>1</sup> and VOCs<sup>2</sup>. Jent Construction, a residential developer, is interested in developing the site as affordable single family housing pending the award of this grant.

**Former Bulk Fuel Terminal and Industrial Site, 9 Acres, Aurora:** This former bulk fuel terminal is within the Hogan Creek floodplain in the center of Aurora's most impoverished neighborhood with 27% of children (the entire population) in poverty. Three 13,000-gallon capacity and four 20,000-gallon capacity former petroleum containing aboveground storage tanks (ASTs) exist on this site that date to circa 1940. Potential COCs at this property include PAHs<sup>1</sup>, VOCs<sup>2</sup>, metals<sup>3</sup>, and asbestos containing materials<sup>4</sup> (ACMs). A comprehensive assessment is warranted to characterize the nature and extent of contaminants and assess impact to receptors. The adjacent light industrial facility has interest to purchase the property for operational expansions, providing jobs for nearby residents and increase tax revenue for the city. The nearby residential community is comprised of 27% children and an 18% disabled population.

**Former Cook Pump Company, 13 acres, Greendale:** This industrial property was constructed in 1877 along the main thoroughfare of Greendale and in the middle of a high-density residential area consisting of 25% children, 15% of which in poverty. Past uses of the property included a pump manufacturing company, a lumber processing company, and various other industrial businesses. The property building is vacant, in disrepair, a danger to children and passersby, and in a prime location for the creation of a town center and park, which the City is currently lacking. Soil, groundwater, and indoor air at nearby residential properties may potentially be affected by VOCs<sup>2</sup>, metals<sup>3</sup>, ACMs<sup>4</sup>, LBP<sup>3</sup>, and mold.

## **1.b. Revitalization of the Target Area**

### **1.b.i. Redevelopment Strategy and Alignment with Revitalization Plans**

Dearborn One, representing Dearborn County, recently completed a Regional Economic Development Action Plan (REDAP) in November 2018 and includes plans for all three Coalition cities along with the entire county. Our REDAP steering committee consists of representatives from Lawrenceburg, Aurora and Greendale (all listed in *Section 4.a.i.*) as well as community partners. Using best practices outlined in the EPAs Smart Growth publication and the Indiana Economic Development Corporation (IEDC) Regional Cities initiative, the REDAP specifically addresses our prioritized communities' goals known as the "Big 8 Economic Development Drivers" which consist of: housing, trail connectivity, downtown redevelopment, tourism and culture, business retention and attraction, workforce development, transportation, and infrastructure. Our site reuse plans directly align with these goals.

Aurora has sustainable development in mind with the plan to increase local business opportunities that can provide local jobs to our environmental justice communities; such as expanding a long term (since 1834) local industrial company, Stedman Machine Company, to the nearby bulk terminal site. Lawrenceburg has their eye on creating equitable development such as creating a mix of housing types (Maple and Locust) along with an added grocery store to the Locust site. The City of Greendale is looking to develop Greendale Commons – a multiple phased/site gathering space that includes mixed use development with housing (senior and townhome), entertainment, retail, indoor/outdoor spaces and sports facilities. This directly aligns with the REDAP downtown redevelopment, housing, tourism and culture, and business attraction priorities.

Realizing the goals of these projects will add aesthetic appeal, create greenspace and destinations for residents and visitors, and generate conditions likely to encourage additional developer investment to a blighted and neglected area. The brownfield initiative was created to directly dovetail the REDAP Big 8 Economic Development Drivers and these projects will likely not move forward without funding from this grant to perform Phase I/II assessments.

### **1.b.ii. Outcomes and Benefits of Redevelopment Strategy**

Environmental conditions in our communities are of primary concern, including potential air, soil, and water (and waterway) contamination and environmental justice issues resulting from suspected contaminants at target area sites. The project benefits directly align with EPA's Strategic Plan Core Goal #1 of delivering clean air, water and soil to area residents along with the revitalization of land. Plans are in place to develop the Lotus property as high rise residential

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<sup>4</sup> Carcinogen (lungs, stomach, pancreas, intestines, esophagus, kidneys); affects respiratory system (ATSDR, CDC 2018)



condos and adding amenities on the Dearborn County Trail. Once the trail is fully completed, it will stretch from Kentucky through our target area to the Ohio Trail Network, becoming a recreational feature unlike any other in southeastern Indiana and provide needed alternative transportation options and greenspace, improve health and obesity rates of target area citizens through exercise, and reduce contaminants (decrease use of automobile transportation). Construction on the trail has begun, and will be linked to regional trail networks, facilitating pedestrian/bicycle traffic travel between Coalition communities and across two states.

These projects will help create jobs, and provide compact, affordable and luxury housing near jobs and transit routes (both trails/streets). Completion of the trail system utilizing priority sites, such as a portion of the Lotus Property, along with the development of the Greendale Commons will enhance the connectivity in the target area and provide attractive greenspaces for residents to recreate. This will in turn improve our residents' health and reduce vehicle congestion and emissions. Furthermore, Greendale Commons would create a town center for Greendale, which would be a catalyst for urban reinvestment along with providing much needed housing and greenspace.

Two developers and one adjacent property owner have shown keen interest in these sites and, with the help of the EPA, these developments could finally prove fruitful for our communities. Even with just these three sites, we can provide healthier homes, remove food deserts (see *Section 2.a.ii.*), reduce vacant and unsafe parcels and buildings, improve air, soil and water quality, and retain some of our residents who have lost hope in our community by giving them a better quality of life. Assessment of these sites will put us well on our way to using the EPA grant funding in a timely matter that will spur interest from other potential developers. These parties are anxiously awaiting potential funding for assessments and clean-up and, if we cannot secure the grant funding for assessments, these sites will likely fall through the cracks yet again. Redevelopment of the Lotus Property as part of the Dearborn County Trail and as mixed-use riverfront development will stimulate economic growth, making new employers interested in our area due to the amenities present in the Coalition communities. Revitalizing our target area will result in an increase in tourism and patronage to the local casino, resulting in an increase in revenue for the target area and provide dozens of jobs.

### **1.c. Strategy for Leveraging Resources**

#### **1.c.i. Resources Needed for Site Reuse**

Our Coalition members have planning experience that allows us to be innovative and knowledgeable in our approach to secure funding and resources needed for site remediation and/or reuse. In addition to pursuing this brownfield grant funding, we are eligible for other funding sources, which we will continue to pursue and utilize. These resources include insurance cost recovery, Office of Community and Rural Affairs (OCRA) funding, INDOT funding, the State of Indiana Brownfields Program (IBP) funding including the Phase 1 Site Assessment Initiative, Revolving Loan Fund, the Petroleum Orphan Sites Initiative (POSI) program, Section 128(a) site-specific U.S. EPA funding, and EPA-funded Targeted Brownfields Assessment (TBA). The use of brownfield funding has the potential to trigger these other funding sources. For instance, if grant funding is used to assess a property and orphan underground storage tanks (USTs) are discovered, the City can use IBP POSI funding to remove and close the USTs, and remediate soil and groundwater. This type of activity will lead to the issuance of a Comfort Letter, which would create a shovel ready site for potential investors to redevelop. Also, it should be noted that our target cities were selected as Opportunity Zones, which are part of the Tax Cuts and Jobs Act of 2017. The synergy of EPA funding and the Opportunity Zone designations would effectively help to offer incentives for potential investors to redevelop brownfield sites. Receiving the grant funding to perform assessments is key to making the redevelopments a reality and key to unlocking additional sources of funding. The following is a summary of sources of leveraging and the developer investment potentials (See *Section 1.b.i.*).

<b>Source</b>	<b>Purpose / Role</b>	<b>Amount (\$)</b>
Jent Construction	Redevelopment of Maple Street Property	Over \$8 million
Indiana Department of Transportation (INDOT)	Funding for infrastructure upgrades / UST removals	\$900,000
Flaherty & Collins	Development of Lotus Property	Over \$40 million
IBP	Funding for Orphan UST site remediation	Approx. \$200,000 / site

Liability Insurance Funding	Claims on general liability policies for site remediation	Up to \$3 million
OCRA	Funding for building demolition; asbestos remediation	Up to \$500,000

### 1.c.ii. Use of Existing Infrastructure

The entire corridor and both targeted brownfield sites are located in areas where City water and sewer, electric and gas are readily available for immediate access. All of our priority sites have immediate access to this already in place infrastructure and recently awarded Community Crossing Grants will be used to upgrade the crumbling road and sidewalk infrastructure in the target area. Lawrenceburg spent \$695,000 in 2018 to establish a fiber optic utility. Plus, over \$8M in City funds are set aside to accommodate infrastructure upgrade for upcoming developments, located within feet of our targeted brownfields in Lawrenceburg.

## 2. Community Need and Community Engagement

### 2.a. Community Need

#### 2.a.i. The Community's Need for Funding

Because of the small populations of our Coalition communities, our City budgets do not receive ample annual revenue to fund brownfield assessment, remediation, and reuse planning activities. Due to recent gaming law changes within the

	Lawrenceburg	Aurora	Greendale	County
Population	5,042	3,750	4,520	50,047
US Census Data – 2013-2017 ACS 5-year estimates				

past five years, our neighboring State of Ohio has constructed three new casinos within 40 miles of Hollywood Casino; all competing for the same patrons. Hollywood Casino, the largest employer in

the DRD, employs over a quarter of the population and has faced a 45% decline in gaming revenue associated with decreases in population and fewer patrons. Losing traffic from the casino affects the quarter of the residents employed there, City revenues, small business owners, and other investors.

Constructing large retail giants such as Home Depot, IKEA, and Jungle Jim's in nearby Cincinnati have had a large ripple effect in our downtown commercial areas, especially Lawrenceburg and Aurora. Since 2002, over 50% of locally owned businesses that once provided services to the area could not compete in a time of decreasing population and wealth. These downtown shops have shut their doors and never returned, causing a staggering increase in vacant and deteriorating buildings and decrease in city revenues. Remaining property owners do not have the means to redevelop or maintain the buildings, exacerbating our brownfields problem.

Besides the loss of residents, viable businesses, and casino traffic, the recent closure of the Tanner's Creek AEP Plant (2015) has resulted in a loss of over 100 jobs, negatively affecting local residents and City finances. With multiple smoke stacks looming over the landscape, the decommissioned power plant remains a visual eyesore to all descending upon the Ohio River valley. The main industrial presence in the area since 1857 has been Seagram's Distillery and casket facilities. However, in the past ten years, the distillery has downsized and laid off over 350 employees. Many buildings associated with the four distilleries in Greendale and Lawrenceburg only employ a few people but these parcels comprise much of the cities' acreage. The Aurora Casket Company, located downtown, laid off approximately 100 additional workers in 2018. This cumulative effect of this business downturn, has left our cities with a huge decrease in tax base and a lower budget already strained by the \$8M in infrastructure upgrades required for the future planned developments and limits our ability to draw from these sources for brownfield assessments and cleanup.

#### 2.a.ii. Threats to Sensitive Populations

**(1) Health or Welfare of Sensitive Populations:** Our targeted areas contain numerous abandoned, neglected, unsafe buildings and vacant lots that pose threats to the health of nearby sensitive populations, the environment, and public welfare and safety. Many of these sites such as the Maple Street Property and Lotus Property have exposed contaminated soil that children are now using as makeshift playgrounds due to insufficient green space and quality neighborhoods to which they should be entitled. The former bulk oil site in Aurora has large ASTs that children could easily access and poses serious health and safety concerns. Nearby day-care facilities, schools and assisted care living and elder facilities with sensitive populations are near these sites. Because the majority of these sites are unsecured and much of the contamination can become airborne, it poses exposure threats to these populations as well as the population at large. The

assessment, cleanup and reuse of these sites will lead to the identification and reduction of these health threats to these sensitive populations.

The USDA Economic Research Service indicates Lawrenceburg, Greendale, and Aurora residents are within a low-income food desert. These communities have no form of public transportation and all grocery stores are located outside these residential areas along the main highway (US 50), which is not easily accessible by bikers or pedestrians. Due to the lack of quality, nutritious food (convenience stores are the main source of food) and greenspace areas, our residents suffer from high obesity and diabetes rates. Dearborn County has a 32.5% obesity rate and a 13.1% diabetes rate<sup>5</sup>.

The prevalence of coal-fired power plants, industrial properties, and Federal/State highways have affected the local air quality. According to the Environmental Public Health Tracking Network, Dearborn County has an average air particulate matter concentration of 13.1 ug/m<sup>3</sup>, which is 22.5% higher than the nation at 10.7 ug/m<sup>3</sup> (2012 data).

Children in low income households are at greater health risk to suffer from environmental factors and exposure because they are more disproportionately likely to live in older, substandard housing near contaminated sites. According to the US Census Bureau<sup>6</sup>, 73.8% (Aurora), 51.8% (Greendale) and 39.5% (Lawrenceburg) of the occupied homes in our target areas were built prior to 1960, which may be an indicator for lead-based paint and asbestos exposure. Children exposed to lead in their homes are at more risk from environmental lead exposures due to the cumulative effects of lead poisoning<sup>8</sup>. Small amounts of lead have severe effects on a child's nervous system causing brain damage, hearing loss, learning disabilities, and reduced bone growth<sup>7</sup>. Asbestos inhalation causes a myriad of lung diseases worsened by the poor air quality in our region. Creation of quality housing and services such as groceries can be realized through this grant and address many of these problems that continue to plague our sensitive populations and communities.

**(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions:** Health issues in our communities (noted above) are exacerbated by exposure to poor air quality and potential chemicals at brownfield and industrial sites. High cancer incidence rates (especially lung / bronchus), cancer mortality rates, and stroke death rates plague our communities and sensitive populations because of cumulative environmental issues and exposure to metals, VOCs, PAHs, and PCBs found at our brownfield sites. Dearborn County has a death rate from lung / bronchus cancer that is 14% and 39% higher than the rates of the nation and State, respectively. Stroke death rates are 28% and 21% higher than State and nation rates.

Perhaps the most frightening effect from these contaminants is the possibility of congenital defects. The CDC has

	County	State	US
Lung/Bronchus Cancer Death Rate <sup>1</sup>	52.4	55.54	41.3
Lung/Bronchus Cancer Incidence Rates <sup>1</sup>	82.4	72.8	60.2
Stroke Death Rate <sup>2</sup>	50.1	40.75	36.9
Chronic Lower Respiratory Disease <sup>2</sup>	53.6	ND	49.6
Congenital Defects and Chromosomal Abnormalities <sup>2</sup>	8.7	3.8	3.2
All Cancers Death Rate <sup>1</sup>	193.8	185.2	168.5
<sup>1</sup> StateCancerProfiles.cancer.gov (2011-2015 data); <sup>2</sup> CDC National Center for Health Statistics (2012-2016 data); *Rates are per 100,000; ND = No data available			

noted<sup>8</sup> that the leading cause of infant death in the US is congenital malformation / deformation and chromosomal abnormalities; many of these caused by the potential COCs at our brownfield sites (such as VOCs, PAHs, and metals). Dearborn County has a 129% higher infant mortality incidence rate than that of Indiana. The Maple Street

site in Lawrenceburg has known metals soil contamination (lead and arsenic) and the remaining sites are likely to have COC impacts. Our priority sites are being used as playgrounds by our children and have the potential to cause **avoidable** neurological problems due to ingestion of heavy metals in the soil surface that bioaccumulate in their systems. The assessment and cleanup of these sites can mitigate these serious health threats to our sensitive populations.

**(3) Economically Impoverished/Disproportionately Impacted Populations:** Lawrenceburg and Aurora residents have substantially lower median household incomes and higher poverty rates than the county and State. The median

<sup>5</sup> <https://www.cdc.gov/diabetes/atlas/countydata/atlas.html>

<sup>6</sup> US Census, American Community Survey (2013-2017 data)

<sup>7</sup> World Health Organization, Lead Poisoning and Health, August 2018

<sup>8</sup> CDC Mortality in the United States, 2016

household income in Lawrenceburg and Aurora is over \$20,000 per year less than the remaining Dearborn County residents, resulting in renter occupied housing comprising 46% of the area's housing, most of these rental properties in each target city are located amongst the majority of our identified brownfield sites<sup>6</sup>. Central Elementary School, in Lawrenceburg, reports that half of the students are eligible for free/reduced lunches (compared to State average of 45%)<sup>9</sup>. Poverty rates for families with children under 5 are much higher in Aurora (60%) and Lawrenceburg (43%) than in the state (19%) and nation (16%)<sup>6</sup>.

Current residential home listings within our cities range from \$11,000 to \$180,000; however, the homes near our brownfield sites range from \$11,000 to \$50,000<sup>10</sup>, demonstrating the economic disinvestment present within our communities. High residential vacancy rates (6.5% Greendale; 9.7% Lawrenceburg; 11.8% Aurora)<sup>6</sup> coupled with the continued disinvestment are contributing to the number of brownfields, loss of jobs, decreased tax revenue, and lower investment appeal. Downtown Lawrenceburg and Aurora have multiple brownfield sites on the main thoroughfares and on gateway street corners. Meanwhile, property values continue to decrease and rentals that occupy these areas continue to deteriorate leading to further disinvestment. Funding from this grant will be used to transform these sites into much needed quality housing and community services along with removing blight, increasing property values and provide much needed jobs.

## **2.b. Community Engagement**

### **2.b.i. Community Involvement**

During the 3-year grant, the community will have many opportunities to be engaged and provide input. The Coalition will continue utilizing its successful community engagement strategy by organizing an initial kick-off event, hold quarterly or bi-annual stakeholder and community-wide meetings, seek input through surveys and social media, and provide an end-of-grant community wrap-up event. The Coalition, along with the partners listed below, will: 1) Identify opportunities to leverage additional resources; 2) Monitor alignment with existing planning efforts; 3) Include target area residents, land owners, business owners, and local leaders in the grant implementation process. Meetings will be coordinated for project stakeholders, as needed. These community groups will identify and engage those organizations and neighborhood groups with interest in brownfield assessment, cleanup and redevelopment. Methods of community notice for the kick-off meeting and subsequent meetings are described in *Section 2.b.ii*.

In addition, KSU TAB, a local environmental consultant, and the four Coalition members recently held a public meeting September 6, 2018, in order to inform the public and stakeholders about this process and solicit input from the 12 attendees. Our Coalition members have developed a strong bond over the past three years and will continue to work in concert to inform our residents, gather community input and identify shared opportunities and challenges. Key community-based organizations and developers that have committed their active participation in the overall brownfield initiative are presented below.

<b>List of Project Partners</b>		
<b>Partner Name</b>	<b>Point of Contact</b>	<b>Role in Project</b>
Dearborn Co. Health Dept.	Mary Calhoun, 812.537.8826, mcalhoun@dearborncounty.in.gov	Monitor health statistics; respond to health threats; assist with public meetings
Ivy Tech College	Mark Graver, 812.537.4010, mgraver@ivytech.edu	Provide interns, allow use of computer labs and facility space; disseminate information
Work One	Kirk Kuhn, 812.537.1117, lawrenceburg@workonesoutheast.org	Provide worker training; business planning based on worker availability; distribute information
Main Streets Orgs. of Coalition Cities	Nancy Turner, 812.926.1100, mainstreet@aurora.in.us; Pat Krider, 812.537.4507, patk@thinklawrenceburg.com	Ensure resident and business involvement; disseminate information; assist with inventory; voice of the communities

<sup>9</sup> IN Dept. of Education (2015 data)

<sup>10</sup> Zillow (2018 data)

Dearborn Co. Foundation	Fred McCarter, 812.539.4115, fmccarter@dearborncf.org	Assist with additional funding sources; site prioritization; disseminate information
Ports of Indiana	Andrea Hermer, ahermer@portsofindiana.com	Development / infrastructure planning; attract businesses; site prioritization
Dearborn Co. Convention, Visitors and Tourism Bureau	Tim Doll, 800.322.8198, tdoll@visitsoutheastindiana.com	Development planning; attract businesses; REDAP steering committee member
Chamber of Commerce	Eric Kranz, 812.537.0814, ekranz@dearborncountychamber.org	Development planning; attract businesses; REDAP steering committee member

## 2.b.ii. Incorporating Community Input

Community engagement is the core foundation of the Brownfield Initiative and is considered from start to finish with each brownfield project. Coalition members have collectively held twenty public meetings regarding our target sites, the downtown area and riverfront plans, and the Dearborn Trail plans, to solicit meaningful public input.

The Coalition will conduct at least six public meetings and will include general community engagement workshops at various stages of the process to collect critical information and/or opinions that will steer the brownfield assessment and development planning process. The first workshop will introduce the project to the general public, outline the overall goals and expected outcomes, explain the process and schedule, and explain how and when to stay involved. This workshop will gather input on the existing conditions in each project area such as land uses and conditions, opportunities or constraints associated with living or doing business, opportunities or restrictions associated with efforts to improve the area, and brownfield site suggestions. As stakeholder input is provided, it will be cataloged for use as a reference when determining assessment and redevelopment priorities, ensuring that the information provided by those directly affected by brownfield sites in the target areas will be incorporated into the prioritization and redevelopment process. We will utilize visioning sessions offered by the Kansas State TAB program to maximize the incorporation of community input.

All major grant events will be announced to the community through a press release to the *Dearborn County Register*, our local newspaper, our community's website, and Eagle 99.3 (local radio). To ensure that our community members stay informed throughout the duration of the grant, we will consistently provide information and updates through the Main Street Organizations, Dearborn County Foundation, Ivy Tech, and WorkOne. Including these organizations that serve our low-income neighborhoods in outreach efforts will ensure that our targeted population and community can be involved in the project. Translators/translated documents will be available upon request to assist non-English speaking residents or those with hearing/reading impairments. Assistance is available to those whose physical disabilities would otherwise prohibit them from participating in project-related meetings. Hard copies of pertinent grant documents will be available at each Coalition member's City Hall to ensure access for those who lack information technology.

## 3. Task Descriptions, Cost Estimates, and Measuring Progress

### 3.a. Description of Tasks and Activities

The Coalition will aggressively begin grant activities immediately upon EPA approval of the work plan. The Coalition will submit a Request for Proposals for a qualified environmental consultant (QEC) in accordance with federal procurement regulations. Due to the site inventory in place and site access agreements already acquired, we are confident that grant funds will be used within the grant period. Grant tasks will be completed according to the following timeline:

1 <sup>st</sup> Quarter	Selection of QEC (by Coalition), Quality Assurance Project Plan (QAPP) submitted to EPA for review/approval (by the selected QEC)
1 <sup>st</sup> – 2 <sup>nd</sup> Quarter	Community input requested through public meeting (by Coalition and the QEC); inventory prioritized
2 <sup>nd</sup> Quarter	Eligibility Determinations requested & site access obtained/confirmed (by Coalition); Phase I ESAs begin
3 <sup>rd</sup> Quarter	QAPP approval & Phase II ESAs begin (QAPP approved by EPA, Phase II ESAs by QEC)
1 <sup>st</sup> , 3 <sup>rd</sup> , 5 <sup>th</sup> , 7 <sup>th</sup> , 9 <sup>th</sup> , & 11 <sup>th</sup> Quarters	Community input requested through public meetings (by Coalition and the QEC)
End of 11 <sup>th</sup> Quarter	All Phase I and II ESAs completed and final contractor invoices received (by QEC)

The Coalition requests \$600,000 (\$400,000 hazardous/\$200,000 petroleum) of EPA funds to perform the following:

**Task 1: Programmatic Activities:** The Coalition will develop a Request for Proposal to contract the services of a QEC. The Coalition members are a unified voice that determines solutions for major components of the plan, evaluate how to incorporate community input, and identify critical implementation strategies. The Coalition Lead (Lawrenceburg), with help from the QEC, will perform programmatic activities over the timeline of the grant including managing the project team activities, preparing quarterly reports, annual financial and disadvantaged business enterprise reporting, and all other reporting requirements with EPA (such as ACRES reporting).

**Task 2: Community Outreach and Inventory Prioritization:** At least six public meetings (kickoff meeting within the first 6 months of grant period) will be held to educate the community and officials about the brownfield process and solicit input regarding sites. These meetings will further prioritize the brownfield inventory and secure access agreements from brownfield property owners.

**Task 3: Phase I/II Environmental Site Assessments (ESAs)/QAPP:** Once sites are selected and site access is granted, the appropriate EPA eligibility documentation will be prepared. The selected QEC will conduct Phase I ESAs for the selected sites under ASTM Standard 1527-13 and the EPAs “All Appropriate Inquiry” rule. The QEC will prepare a Quality Assurance Project Plan (QAPP), which will be reviewed/approved by the EPA. Phase II assessments will commence upon EPA review of the Sampling and Analysis Plans (SAPs) and will be Site dependent.

**Task 4: Cleanup and Reuse Planning:** The QEC will conduct cleanup/reuse planning after evaluation of Phase II data for each site based on potential reuse scenario(s). Each ABCA/RAP will include remedial actions for identified contaminants that exceed IDEM regulatory screening levels. Remedial actions are evaluated on cost, intended use, feasibility, and effectiveness in protecting human health and the environment. We will hold up to 2 public meetings for each site to inform and solicit feedback from the community. Reuse planning will be site dependent and will consist of selecting a Professional Engineering Consultant (PEC) or Planning Consultant (PC) to assist the Coalition and QEC in performing the following: site or area-wide infrastructure evaluations (Lotus and Bulk Oil sites), land use/site reuse assessment and site visioning (Greendale), and/or market viability evaluations (Maple Street and Greendale sites).

### 3.b. Cost Estimates and Outputs

Program Tasks:	Task 1: Programmatic Activities	Task 2: Outreach & Inventory Prioritization	Task 3: Phase I, Phase II	Task 4: Cleanup & Reuse Planning	Budget
<b>Hazardous Budget</b>					
Personnel	\$1,500	\$1,000	\$1,000	-	\$3,500
Travel	\$2,000	-	-	-	\$2,000
Supplies	-	\$1,000	-	-	\$1,000
Contractual	\$3,000	\$1,000	\$289,000	\$100,500	\$393,500
<b>Total Hazardous</b>	<b>\$6,500</b>	<b>\$3,000</b>	<b>\$290,000</b>	<b>\$100,500</b>	<b>\$400,000</b>
<b>Petroleum Budget</b>					
Personnel	\$800	\$500	\$500	-	\$1,800
Travel	\$2,000	-	-	-	\$2,000
Supplies	-	\$1,000	-	-	\$1,000
Contractual	\$3,000	\$1,000	\$144,000	\$47,200	\$195,200
<b>Total Petroleum</b>	<b>\$5,800</b>	<b>\$2,500</b>	<b>\$144,500</b>	<b>\$47,200</b>	<b>\$200,000</b>
<b>Total Budget</b>	<b>\$12,300</b>	<b>\$5,500</b>	<b>\$434,500</b>	<b>\$147,700</b>	<b>\$600,000</b>

#### Task 1: Programmatic Activities:

- \$6,000 for the QEC to conduct programmatic activities (50 hours per grant at \$60/hr)
- \$2,300 for the Coalition (30 hours under hazardous / 16 hours under petroleum at \$50/hr).
- Travel to conferences (one person): \$2,000 for registration and fees, a \$600 airplane ticket for the national conference (location TBD) and \$200/night for hotel for 7 days (both conferences combined) = \$4,000 total.

#### Task 2: Community Outreach and Inventory Prioritization:

- \$2,000 for the QEC (~34 hours at \$60/hr) – 3 hours per meeting (4/year)



- \$2,000 for supplies (\$1,000 each grant) such as public meeting related costs, i.e. flyers, translators, etc.
- \$1,500 for Coalition personnel (30 hours at \$50/hr = \$1,000 hazardous / \$500 petroleum)
  - 2.5 hours per meeting for the City plus in-kind services will be provided

**Task 3: QAPP; Phase I/II Environmental Site Assessments (ESAs):**

- 26 Phase I ESAs: 18 Hazardous and 8 Petroleum sites (26 x \$2,500 each totaling \$65,000)
- QAPP (\$8,000 total – \$4,000 each grant)
- 18 Phase II ESAs: 12 Hazardous and 6 Petroleum (18 x \$20,000 each totaling \$360,000)
- \$1,000 Hazardous and \$500 Petroleum for Coalition personnel time (30 hours at \$50/hr) at meetings.

**Task 4: Cleanup and Reuse Planning:**

- 10 Hazardous and 4 Petroleum RAPs at approximately \$5,550 each.
- Site reuse planning/infrastructure evaluations = \$45,000 hazardous and \$25,000 petroleum totaling \$70,000

**3.c. Measuring Environmental Results**

The program manager for the grant will continually review progress on the grant and ensure key outputs are on schedule and on track for completion. Corrective actions will be taken immediately to minimize delays. The Coalition Lead will meet Quarterly with the team to evaluate and make necessary adjustments to the project. We will track, measure and evaluate progress in achieving desired outcomes as follows:

<b>Outputs</b>	<b>Success Measure</b>
Public and stakeholder meetings	# of meetings, # of attendees, participant involvement
Brownfield Inventory / Reuse Plans	# of additional sites, reuse plans for sites, economic development opportunities, successful implementation of reuse plans
Quality Assurance Project Plan	QAPP approval within one month of Cooperative Agreement approval
Phase I and Phase II ESAs	# of ESAs performed
ACRES / Quarterly / Final Reporting	Timely ACRES updates and quarterly/final report submittal
ABCAs and RAPs	# of ABCAs and RAPs completed
<b>Outcomes</b>	<b>Success Measure</b>
Reduction of health risks	Contaminated sites remediated, reduced disease/illness rates
Creation of greenspace/trails	Acres of greenspace, miles of trails
Increase employment opportunities	# of quality jobs created
Increase commercial development	# of businesses opened
Expand housing availability	# housing units, # of low-moderate income housing
Identification/acquisition of additional funding	Further assessment and/or cleanup grants; leveraged development dollars
Sustainable redevelopment	Additional mixed-use development, green infrastructure, job creation

**4. Programmatic Capability and Past Performance**

**4.a. Programmatic Capability**

**4.a.i. Organizational Structure**

The Coalition MOA will be finalized after announcement of the award and prior to the Work Plan and Cooperative Agreement. The MOA documents Lawrenceburg's role as the Coalition Lead, and establishes the responsibility for implementing the work plan. The MOA will also outline the site selection process and the anticipated grant funding allotments for each member. The Coalition unsuccessfully applied for EPA FY16, FY17, and FY18 Assessment Grants, has been debriefed by EPA, and revised this proposal accordingly. Additional measures to ensure success and timely completion within the 3 year grant period have been implemented such as holding public meetings (see *Section 2.b.ii*), compiling lists of interested developers, and completing development strategies in the target areas.

Lawrenceburg has a successful history of working with planners, consultants, and engineers on sewer, storm water, railroad, and port facilities among other projects. Our professional staff holds degrees in government and public administration, and is affiliated with organizations at the federal, state, and local level. For technical aspects of the grant that require special qualifications (such as Phase I and Phase II ESAs), the Coalition will contract with a QEC and will

depend on the guidance of the IBP to provide technical oversight of the project. **Lawrenceburg Mayor, Kelly Mollaun**, has appointed the Coalition's Brownfield Management Team. **Judy McAdams, Grant Administrator**, will lead Coalition staff through this program. Mrs. McAdams is a lifelong resident of Lawrenceburg. Her experience includes three years of program development and implementation for community facilities, grant administration, downtown renovation, water, wastewater, and other public infrastructure projects. Ms. McAdams will be supported by the **Redevelopment Director and City Coordinator, Mr. Bryan Messmore, Guinevere Emory, Aurora City Manager, Angie Walters, Deputy Director of Greendale Redevelopment Commission, and Terri Randall, One Dearborn / Dearborn County. Richard Richardson, Clerk Treasurer** for Lawrenceburg, will establish accounting procedures and project tracking systems through the ASAP program, pay consultants, and inform staff of grant financial progress. This team has a combined planning, development, grant administration and economic development experience of over 50 years and will support the project by providing administrative support, site inventory, and assist with public meeting and community outreach. The team will constantly communicate with one another, so if one member can no longer participate, another can handle his/her duties until a replacement is made.

#### **4.a.ii. Acquiring Additional Resources**

Using an established qualifications-based selection process that complies with federal procurement requirements, the Coalition will select a QEC and other pertinent consultants to complete a portion of the grant activities. The consultants will be required to have previous experience implementing EPA grants or demonstrated experience with, and understanding of a mixture of the EPA reporting requirements, planning development/implementation, the IDEM, and the IBP.

#### **4.b. Past Performance and Accomplishments**

##### **4.b.ii. Has Not Received an EPA Brownfields Grant but has Received other Federal or Non-Federal Assistance Agreements**

**(1) Purpose and Accomplishments:** Lawrenceburg has received 7 grants under this current administration for the past three years totaling over \$1.6M. Our most recent grants awarded include:

- **INDOT Community Crossing Grant** – Lawrenceburg has won this type of grant 3 years consecutively. Grant period was from 09/20/2017 – 12/06/2018 and consisted of a \$510,186 grant for improvements to Industrial Drive. Total amount invested for this project is \$680,248, which included \$170,062 in City cash contribution and other leveraged funding from private sources. This project helped to improve overall air quality in the area by reducing congestion of a main arterial roadway of the City.
- **OCRA Community Development Block Grant (CDBG) – Dearborn Adult Center (Lawrenceburg):** \$360,000 grant funding for renovation to the circa 1994 building that services over 1,000 residents per week. The City provided a 10% required cash match contribution. The grant was awarded on 10/12/2017 and is currently scheduled to complete the project in the 18 month grant term timeline. Project outcomes are improvements to the building to comply with ADA standards, energy efficient upgrades such as lighting, HVAC, plumbing and exterior ADA compliant ramps and protective roof entrance addition.
- **OCRA CDBG Public Facilities Program** \$279,780 – Lawrenceburg Community Center: \$279,780 grant funding awarded on 01/17/2019 plus a 50% match from the Comm. Center and \$10,000 from the Dearborn Co. Foundation (*Section 2.b.i*) for rehabilitation and replacement of the HVAC system to address gas leaks and heating and cooling issues. Outcome of this project will include energy efficient upgrades to the 70 year old building that services over 25% of the City's residents.

**(2) Compliance with Grant Requirements:** The City has/is on schedule to exhaust all grant funds awarded and complied with all reporting requirements in a timely matter. The City met/on schedule to meet all plans, schedules, and terms and conditions of these grants.

# Attachment A

## Threshold Documentation

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## THRESHOLD CRITERIA RESPONSE

### Assessment Coalition Proposal

#### 1. Applicant Eligibility

The City of Lawrenceburg as well as the cities of Aurora and Greendale are General Purpose Units of Local Government as defined under 40 CFR Part 31 in the State of Indiana. The City of Lawrenceburg is applying as lead coalition member of the Lawrenceburg Coalition that will include Lawrenceburg, Greendale, Aurora, and Dearborn County. The letters in *Attachment B* from Lawrenceburg, Aurora, Greendale, and One Dearborn (representing Dearborn County) show their agreement to be part of our coalition and represent their respective cities and the county. A Memorandum of Agreement between the Coalition members is in the process of preparation and will be completed and accepted by all members prior to the Cooperative Agreement acceptance.

#### 2. Community Involvement

The Coalition will continue utilizing its successful community engagement strategy by organizing an initial kick-off event, hold quarterly or bi-annual stakeholder and community-wide meetings, seek input through surveys and social media, and provide an end-of-grant community wrap-up event. The Coalition, along with the partners listed below, will: 1) Identify opportunities to leverage additional resources; 2) Monitor alignment with existing planning efforts; 3) Include target area residents, land owners, business owners, and local leaders in the grant implementation process. Meetings will be coordinated for project stakeholders, as needed. These community groups will identify and engage those organizations and neighborhood groups with interest in brownfield assessment, cleanup and redevelopment.

The Coalition will conduct at least six public meetings and will include general community engagement workshops at various stages of the process to collect critical information and/or opinions that will steer the brownfield assessment and development planning process. The first workshop will introduce the project to the general public, outline the overall goals and expected outcomes, explain the process and schedule, and explain how and when to stay involved. This workshop will gather input on the existing conditions in each project area such as land uses and conditions, opportunities or constraints associated with living or doing business, opportunities or restrictions associated with efforts to improve the area, and brownfield site suggestions. As stakeholder input is provided, it will be cataloged for use as a reference when determining assessment and redevelopment priorities, ensuring that the information provided by those directly affected by brownfield sites in the target areas will be incorporated into the prioritization and redevelopment process. We will utilize visioning sessions offered by the Kansas State TAB program to maximize the incorporation of community input.

All major grant events will be announced to the community through a press release to the *Dearborn County Register*, our local newspaper, our community's website, and Eagle 99.3 (local radio). To ensure that our community members stay informed throughout the duration of the grant, we will consistently provide information and updates through the Main Street Organizations, Dearborn County Foundation, Ivy Tech, and WorkOne. Including these organizations that serve our low-income neighborhoods in outreach efforts will ensure that our targeted population and community can be involved in the project. Translators/translated documents will be available upon request to assist non-English speaking residents or those with hearing/reading impairments. Assistance is available to those whose physical disabilities would otherwise prohibit them from participating in project-related meetings. Hard copies of pertinent grant documents will be available at each Coalition member's City Hall to ensure access for those who lack information technology.

#### 3. At this time, the Lawrenceburg Coalition does not have an active Assessment Grant.

# Attachment B

## Coalition Member Letters

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# CITY OF LAWRENCEBURG



Lawrenceburg City Administration Building  
230 Walnut Street., P.O. Box 4166  
Lawrenceburg, Indiana 47025

Office 812-532-3550  
Fax 812-532-3560

## **MAYOR**

Kelly Mollaun

## **CLERK-TREASURER**

Richard Richardson

## **COUNCIL**

Tony Abbott  
Randy Abner  
Aaron Cook  
Mel Davis  
Paul Seymour, Jr.

January 29, 2019

## **CITY ATTORNEY**

Delmar D. Weldon III

## **CITY COORDINATOR**

Bryan Messmore

## **BUILDING COMMISSIONER**

Carl Fryman

## **HR DIRECTOR**

Jenny Felix

## **SAFETY COORDINATOR**

Mike Abdon

The City of Lawrenceburg, Indiana, offers its commitment for partnership to the Lawrenceburg Coalition's efforts in obtaining a FY19 U.S. Environmental Protection Agency Brownfield Assessment Coalition Grant. We commit to lead this Coalition effort between Lawrenceburg, Aurora, Greendale, and Dearborn County/OneDearborn.

The City of Lawrenceburg will focus brownfield assessments on the Downtown Riverway District and future Riverfront Development along the Ohio River. The Downtown Riverway District encompasses approximately 550 acres with four key focal points anchoring the defined "project area". These focal points start at the Gateway to the Historic Main Street District, certified by the National Park Service in 1984 as a National Historic Site; moving southeast through town via Walnut Street to the central focal point where the heart of the Entertainment District meets up with the Scenic Ohio River. The other two key focal points, Hollywood Casino and the recently decommissioned AEP Tanner's Creek coal-fired power plant (Power Plant), act as bookends for the defined area, connecting East High Street to West High Street through the center of the Historic Downtown District.

The project area contains several blighted, underutilized, and vacant former commercial/industrial properties the City is hoping to revitalize in order to make the Downtown Riverway District a more desirable and healthier place for its current and future residents, businesses and visitors. Specifically, a former industrial facility, Lotus Industrial Property, a priority site, is a vacant parcel situated on the riverfront and in a prime location for reuse with development plans in the works.

The AEP Power Plant site is slated to be a fourth Indiana River Port development. Although this site is not considered a key catalyst site, the Power Plant property will become an economical booster and redevelopment catalyst not just for the City of Lawrenceburg, but the entire Region.

We are dedicated to the economic development of our City and the cities of Aurora and Greendale. This Assessment Grant is an important part of our regional effort to combat the blight and environmental contamination that stems from brownfields. Our City fully supports that effort.

Regards,

Kelly Mollaun

Mayor of Lawrenceburg





P.O. Box 158  
Third & Main Streets  
Aurora, IN 47001  
812-926-1777  
Fax 812-926-0838  
[www.aurora.in.us](http://www.aurora.in.us)

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## LETTER OF SUPPORT FOR BROWNFIELD GRANT

Date: January 24, 2019

TO: U.S. Environmental Protection Agency  
Brownfield Assessment Grants Division

RE: Support for Brownfield Assessment Grant Application

To Mayor Kelly Mollaun:

The City of Aurora fully supports award of a community-wide Coalition Brownfield Assessment Grant that is being prepared and submitted by ATC Group Services, LLC for the benefit of the Coalition including the Cities of Aurora, Lawrenceburg and Greendale, as well as the surrounding Southeast Indiana regional community in Dearborn County.

The City of Aurora has identified at least two specific sites that would be redeveloped if potential environmental hazards on the sites are identified and dealt with. Both of those sites are located in areas specifically targeted and identified by the city for redevelopment into viable industrial, manufacturing and residential mixed use. There is a commitment of private capital and local matching funds to assist with redevelopment of these sites, but the private and local commitment is likely not enough to make redevelopment happen without additional money to investigate and address any potential environmental issues.

With assistance through Brownfield Grant funding, there is a strong commitment and need to reuse and redevelop the identified sites, and the ability to make that happen. Without additional assistance, these sites have unfortunately continued to deteriorate more toward dilapidated and blighted conditions, as well as, substantially impact business retention efforts.

The Aurora Redevelopment Commission has committed to facilitating the grant requirements to address these concerns and to bring redevelopment efforts to conclusion as critical priority if a grant is awarded. In addition, the City of Aurora and Aurora's Redevelopment Commission is willing to invest indirect financial support such as outreach, education, labor, meeting space, sponsoring workshops, etc.

Currently the Cities of Aurora, Lawrenceburg and Greendale with Dearborn County are embarking on community-wide efforts to revitalize our entire region into a network of viable, sustainable and livable communities. Assistance from a community-wide Brownfield assessment grant is necessary to assist with these collaborative and cooperative efforts by the local communities in our region towards economic revitalization.

For these reasons, I fully support award of a community-wide Brownfield Assessment Grant to Cities of Aurora, Lawrenceburg and Greendale along with Dearborn County, Indiana.

Sincerely,

Donnie Hastings, Jr., Mayor  
City of Aurora, Indiana



*Alan K. Weiss, Mayor*  
**CITY OF GREENDALE**  
500 Ridge Avenue  
Greendale, Indiana 47025

Office: (812) 537-9219 • Fax: (812) 537-4915 • [www.cityofgreendale.net](http://www.cityofgreendale.net) • Email: [mayor@cityofgreendale.net](mailto:mayor@cityofgreendale.net)

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January 30, 2019

Dear Mayor Mollaun,

The City of Greendale wishes to express its wholehearted support and partnership to the Lawrenceburg Coalition's application for the U.S. Environmental Protection Agency Brownfield Assessment Grant.

As you know, Greendale is a growing community of nearly 5,000 residents. We take pride in maintaining our "small town" atmosphere, while at the same time welcoming economic growth and redevelopment opportunities. With the ongoing challenge of vacant and deteriorating commercial space, evident in crumbling facades, broken or boarded windows, unrepaired vandalism, growth of vegetation, and presence of litter, we welcome the opportunity to collaborate with Lawrenceburg, Aurora and Dearborn County to address these challenges.

We are confident this joint effort can become the catalyst for bringing our underutilized brownfields back to life, creating a new economic development renaissance of our communities that will result in increased tax base, greater quality of life for our residents, and will increase walkability, retail presence, and economic vitality.

We pledge support to the Lawrenceburg Coalition by donating staff time to assist with:

- Post project updates and soliciting resident input on our website
- Provide an inventory of brownfield sites within the City of Greendale
- Meet with property owners
- Assist in gaining access to sites
- Provide staff for public meetings

The City of Greendale is pleased to be a partner in this effort, and will be available to assist throughout the terms of the grant and beyond.

Sincerely,

Alan K. Weiss  
Mayor, City of Greendale

**LETTER OF SUPPORT  
U.S. EPA BROWNFIELD ASSESSMENT GRANT 2019**

January 29, 2019

TO: U.S. Environmental Protection Agency  
Brownfield Assessment Grants Division, and

Mayor Kelly Mollaun, City of Lawrenceburg & the Lawrenceburg Brownfield Coalition

RE: Support for Brownfield Assessment Grant Application  
Lawrenceburg Brownfield Coalition

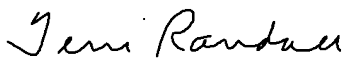
One Dearborn, Inc., the local economic development organization for Dearborn County, supports the efforts of the Lawrenceburg Brownfield Coalition (which includes the cities of Aurora, Greendale, Lawrenceburg and the unincorporated area of Dearborn County). We believe the award of a FY19 U.S. EPA Brownfield Assessment Grant would be of great benefit to our local economic development efforts.

Given our shortage of developed land sites and the increased interest from local and national developers in Dearborn County, Indiana (due to the potential 4<sup>th</sup> Port of Indiana locating in Lawrenceburg and our close proximity to Cincinnati and the CVG Airport), it is essential that we work together to develop viable sites for commercial and/or residential construction. Assessing our brownfields is a critical step toward bringing these sites back into use and responding to the market demand.

We endorse a broad range of support for the revitalization and redevelopment efforts in our communities and encourage the Lawrenceburg Brownfield Coalition in its efforts to bring these much-needed funds into the Dearborn County region to assist with the redevelopment of brownfield sites. We realize there may be a need for more tangible commitment in the future and are willing to garner additional support that may be necessary if the Coalition is awarded a Brownfield Assessment Grant.

It is our hope that the EPA will give strong consideration to the Coalition's application. Clearly, it will significantly benefit multiple communities within Dearborn County by enhancing the local economy and improving the environment. One Dearborn, Inc. (Economic Development) is pleased to provide our support and we look forward to continued collaboration with the Lawrenceburg Brownfield Coalition post-award of the Brownfield Assessment Grant.

Sincerely,



Terri Randall  
President/CEO  
One Dearborn, Inc.



# **Brownfields Assessment Coalition Memorandum of Agreement**

Between the Following Parties:  
The City of Lawrenceburg  
(Lead Member Representing the Lawrenceburg Coalition) and the United  
States Environmental Protection Agency (US EPA)

This Memorandum of Agreement documents the roles and responsibilities of the various parties involved in the Assessment Coalition with regard to EPA Cooperative Agreement No. BF-\_\_\_\_\_.

1. On \_\_\_\_\_, 2019, the EPA awarded the Cooperative Agreement to the Lead Coalition Member, the City of Lawrenceburg (the City). The grant period is \_\_\_\_\_ 1, 2019 through \_\_\_\_\_ 30, 2021. The City is responsible to EPA for management of the cooperative agreement and compliance with the statutes, regulations, and terms and conditions of the award, and ensuring that all members of the coalition comply with the terms and conditions.

2. It is the responsibility of the City to provide timely information to the other Lawrenceburg Brownfields Coalition Partners regarding the management of the cooperative agreement and any changes that may be made to the cooperative agreement over the period of performance.

3. The Lawrenceburg Brownfields Coalition partners are:

Kelly Mollaun, Mayor (lead contact representing coalition members)  
The City of Lawrenceburg  
(Lead Member of the Lawrenceburg Brownfields Coalition)  
230 Walnut Street  
Lawrenceburg, Indiana 47025  
Phone: 812.532.3550  
Email: kmollaun@lawrenceburg.in.gov

Dearborn County (One Dearborn)  
(Member of Lawrenceburg Brownfields Coalition)  
Terri Randall, President  
500 Industrial Drive, Suite 2110  
Lawrenceburg, Indiana 47025  
Phone: 812.537.4010 ext. 7232  
Email: trandall@1dearborn.org

The City of Aurora  
(Member of Lawrenceburg Brownfields Coalition)  
Donnie Hastings Jr., Mayor  
P.O. Box 158  
Aurora, Indiana 47001  
Phone: 812.926.1777  
Email: gemery@aurora.in.us

The City of Greendale  
(Member of Lawrenceburg Brownfields Coalition)  
Alan Weiss, Mayor  
500 Ridge Avenue  
Greendale, Indiana 47025  
Phone: 812.537.9219  
Email: mayor@cityofgreendale.net

4. Activities funded through the cooperative agreement may include inventory preparation, site selection criteria development, assessments, reuse planning (including cleanup planning) relating to brownfield sites, and outreach materials and implementation, and other eligible activities. The City may retain consultant(s) and contractors under 40 CFR 30.36 to undertake various activities funded through the cooperative agreement and may award subgrants to other coalition members under 40 CFR 31.37 for assessment projects in their geographic areas. Subgrantees are accountable to the City of Lawrenceburg for proper expenditure of funds.

5. The Lead Coalition Member, the City of Lawrenceburg, will procure the consultant(s) in compliance with 40 CFR 31.36 requirements. The Lead Coalition Member will issue the Request for Proposals or Request for Qualifications and will be the entity responsible for receipt of the submitted proposals and selection and award of contracts. The City will consult with other coalition members in making selections of consultants and contractors and negotiating the terms of agreements.


6. The City of Lawrenceburg, in consultation with the Coalition Partners, will work to develop a site selection process based on agreed upon factors and will ensure that a minimum of five sites are assessed over the life of the cooperative agreement. Selected sites will be submitted to EPA for prior approval to ensure eligibility. *Note: Lead Coalition member and each of the Coalition Partners may agree upon a minimum number of sites assessed per member at the start of the cooperative agreement to ensure equitable distribution of funds across all members' jurisdictions.*

7. Upon designation of the specific sites, it will be the responsibility of the City to work with the coalition member in whose geographic area the site is located to finalize the scope of work for the consultant or contractor. It will be the responsibility of this member to obtain all required permits, easements, and/or access agreements as may be necessary to undertake assessments at the selected site. If this member does not have the capacity to perform these activities, the City may assist in securing necessary site access agreements and permits.


8. The City is responsible for ensuring that other activities as negotiated in the work plan, such as community outreach and involvement, are implemented in accordance with a schedule agreed upon by the City and the coalition member in whose geographic area the site to be assessed is located.

Agreed:

 1-10-19  
\_\_\_\_\_  
The City of Lawrenceburg / Lead Coalition Member Date

 1-28-19  
\_\_\_\_\_  
One Dearborn / Coalition Member Date

 1-28-19  
\_\_\_\_\_  
The City of Aurora / Coalition Member Date

 1-28-2018  
\_\_\_\_\_  
The City of Greendale / Coalition Member Date



## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

01/31/2019

4. Applicant Identifier:

City of Lawrenceburg, Indiana

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

\* a. Legal Name:

City of Lawrenceburg

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

\* c. Organizational DUNS:

0767704370000

d. Address:

\* Street1:

230 Walnut Street

Street2:

\* City:

Lawrenceburg

County/Parish:

Dearborn

\* State:

IN: Indiana

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

47025-2929

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mrs.

\* First Name:

Judy

Middle Name:

\* Last Name:

McAdams

Suffix:

Title:

Grant Administrator

Organizational Affiliation:

City of Lawrenceburg

\* Telephone Number:

812-532-3557

Fax Number:

\* Email:

jmcadams@lawrenceburg.in.gov

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-06

\* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

FY2019 EPA Brownfields Coalition Assessment Grant for the Lawrenceburg Brownfield Coalition

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="600,000.00"/>
* b. Applicant	<input type="text" value="20,000.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="620,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: